TOWN OF SMOKY LAKE

GENERAL MUNICIPAL PLAN

1986

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TOWN OF SMOKY LAKE GENERAL MUNICIPAL PLAN, 1986

A BY-LAW TO ADOPT THE GENERAL MUNICIPAL PLAN FOR THE TOWN OF SMOKY LAKE.

WHEREAS the Council of the Town of Smoky Lake has appointed Alberta Municipal Affairs to assist them in the preparation of a General Municipal Plan to describe the manner in which future development of the Town of Smoky Lake may best be organized and carried out; and

WHEREAS a General Municipal Plan has now been prepared on the basis of surveys of land use and other such relevant factors;

NOW THEREFORE, the Council of the Town of Smoky Lake under the authority of Section 61, Planning Act, Chapters P-9, Revised Statutes of Alberta, 1980 as amended thereto, hereby enacts as follows:

1. That By-law 521, being the By-law that adopted the previous General Municipal Plan (1980), is hereby repealed.

2. This new By-law may be cited as "The Town of Smoky Lake General Municipal Plan, 1986".

3. The General Plan of the Town of Smoky Lake attached hereto as Schedule "A" to this By-law is hereby adopted.

4. This By-law may be amended by By-law in accordance with the Planning Act.

READ A FIRST TIME THIS 20TH DAY OF MAY, 1986.

READ A SECOND TIME THIS 19TH DAY OF AUGUST, 1986.

READ A THIRD AND FINAL TIME THIS 19TH DAY OF AUGUST, 1986.

MAYOR

MUNICIPAL SECRETARY-TREASURER

TOWN OF SMOKY LAKE
GENERAL MUNICIPAL PLAN COMMITTEE

COMMITTEE MEMBERS

William Antoniuk
Ernie Brousseau
Maurice Lalonde
Harry Leskiw
Eugene Makowichuk
Nick Werstiuk

RESOURCE PERSONS

Elmer Oshann - Secretary-Treasurer, Town of Smoky Lake
Stanley Verbisky - Planner, Alberta Municipal Affairs

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introduction

1.0 INTRODUCTION

1.1 Purpose

In 1980 the Council of the Town of Smoky Lake adopted a General Municipal Plan to provide a policy guide for land use and development in the municipality. As this planning document was prepared during a period of rapid growth in the province, it reflected the optimism and confidence present during that era. A number of the recommendations contained in the 1980 planning document have been implemented. Some of the recommendations, however, could not be implemented because of such unforeseen developments as the slow down in the economy which commenced shortly after this 1980 document was completed.

In 1985 the Smoky Lake Town Council decided to produce a new General Municipal Plan which would better reflect the new economic conditions and the changing needs of the residents. The Town of Smoky Lake General Municipal Plan is essentially a policy-oriented plan. As a statement of Council's intentions, it sets out the policies of Council to achieve its goals and objectives. The aim of the plan is to provide:

1. a framework in which public and private decisions could be made;
2. policies to direct present and future development of the Town; and
3. guidance in updating the Town's Land Use Bylaw.

1.2 Methodology

The meetings of the General Municipal Plan Committee were held regularly between February and July, 1986, to review changes (economic, social, etc.) that have occurred since the previous Plan was produced, and to discuss the policies to be incorporated in the new Plan.

To provide a forum for public input, a business questionnaire was circulated and an open house public meeting was held. Subsequently, a new Plan was produced, and provided to those residents interested in Plan content and to individuals who could be affected by the Plan policies. Copies of this Plan were also forwarded to other government departments and agencies for their input.

A second draft of the Plan was produced for a review by Council and for discussion at a formal public hearing.

1.3 Interpretation

In this Plan Council has proposed numerous policies for implementation in the future. Some of these policies have a greater priority or urgency for action than others. To better present Council's priorities, the operative words such as "shall", "should", and "may" are utilized in the policies. **Shall** means that the action is obligatory. **Should** means that the action is advised, but that exceptions may be considered under extenuating circumstances. **May** means that a choice is available, and no particular direction is suggested or intended.

1.4 Implementation

After the General Municipal Plan has been enacted by Bylaw, the existing Land Use Bylaw shall be amended to conform with this new Plan. Thereafter, all future Subdivision Plans and Area Structure Plans, development permits, and specific studies (planning, engineering, and recreational) must conform to both the General Municipal Plan and the Land Use Bylaw.

1.5 Plan Review and Amendment

The establishment of a review program together with constant monitoring of Plan objectives and policies is necessary to ensure Plan relevance. Council will take responsibility for the monitoring of this Plan by the constant evaluation of developments and changes (population, economic, social, political, physical) occurring both locally and nationally. Frequently these developments and changes are of a nature that require a Plan review to ensure that the Plan remains current.

There are no statutory guidelines to indicate precisely when a Plan review should be undertaken, so Council's discretion is required in this matter. One possible indicator of a need for a Plan review is a situation in which new developments and changes of the nature alluded to above may cause the established objectives and policies to be unrealistic or irrelevant. A complete Plan review, when contemplated, should include an evaluation of the achievements of the original Plan. A review of this nature would be useful in the formulation of subsequent goals, objectives, and policies. A formal review of the General Municipal Plan should be conducted in 1991 if any review of the Plan was deemed unnecessary earlier.

Periodically, minor amendments may be necessary as public works or subdivisions are proposed which do not agree with policies contained in the General Municipal Plan. When an amendment to the Plan is considered, Council shall ensure that these amendments do not jeopardize the spirit and intent of the goals, objectives, and policies contained in the Plan.

residential

2.0 PLAN GOALS, OBJECTIVES, AND POLICIES

2.1 Residential Land Use

Goals

To allow for residential growth and change. To provide a desirable mixing of housing types, available and affordable to households, in an orderly and efficient manner.

Objectives	Policies
A. To ensure that sufficient land is available to meet future housing needs.	A.1 Council shall encourage private developers to participate in residential development.
B. To ensure that the Town develops in an orderly and efficient manner.	B.1 Council should encourage first, the infilling of vacant parcels, and then the development of expansion areas. The vacant parcel locations are noted on the Present Land Use Map.
	B.2 Outline Plans/Area Structure Plans shall be prepared and adopted to properly plan for such infrastructure requirements as roads and utilities.
	B.3 Where possible, street frontages should be minimized. Excessive frontage adds to development costs and increases maintenance costs.
C. To provide a desirable variety of residential alternatives to meet housing demands.	C.1 The single family residential unit should remain the dominant housing type.
	C 2 Duplexes, four-plexes, and walk-up apartments should be encouraged to locate in the Town.
	C.3 Housing for senior citizens should be made available at convenient locations.
	C.4 Land should be made available for a mobile home park.

Objectives

Policies

C.5 When the existing mobile home subdivision is filled to capacity no further development in the Town for this use should be considered unless a demand is established.

C.6 Land shall be made available for unserviced country residential type sites (noted as Small Holding on the Future Land Use Map).

D. To establish locational criteria and housing design standards for all residential uses.

D.1 Single family residential sites should incorporate such design features as loops, cul-de-sacs, and buffers to create quiet, low-traffic areas.

D.2 Residential and commercial uses facing each other shall be discouraged.

D.3 Both lane and laneless subdivisions shall be permitted. The requirements for each type shall be determined at each tentative stage of submission for subdivision.

D.4 That consideration should be given to the design of more energy efficient subdivisions, i.e. greater portions of south facing houses, and careful siting of landscape and buffers so as to maximize winter sunlight and summer shade.

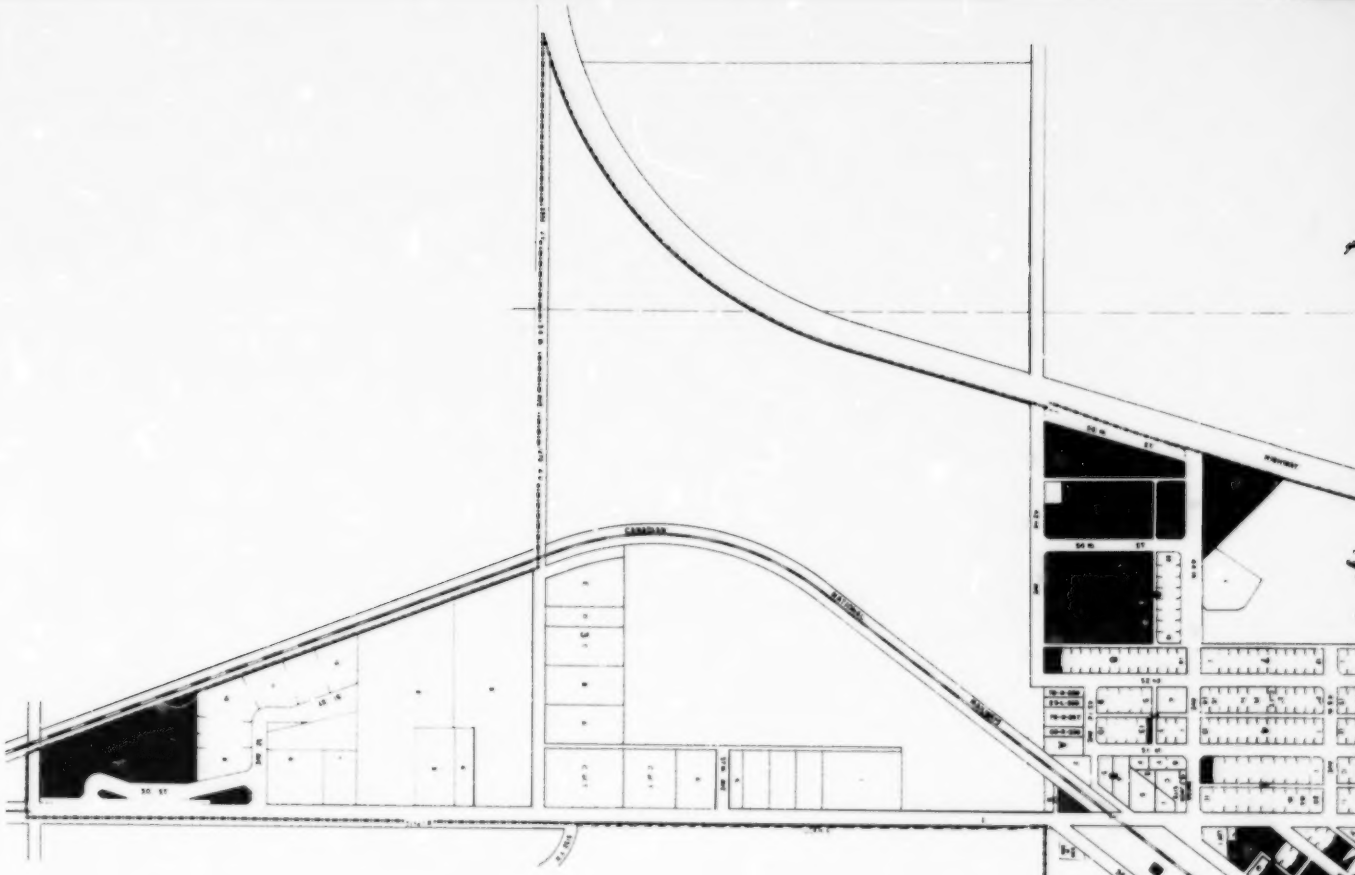
D.5 The ratio of single family and multi-family units to be provided shall be determined at each stage of development taking into consideration such factors as need and marketability.

D.6 Multi-family sites shall locate near high use facilities, services, and/or major open space areas (e.g. commercial core, public facilities, parks, and schools).

D.7 Multi-family sites should locate along arterial and collector streets.

D.8 Multi-family units may be permitted in the downtown core on the second storey of commercial buildings.

D.9 Additional land for future senior citizens housing may be acquired in the area west of the National Hall (lots 19-27, Blk 5, Plan 803 C.L.).



Legend

- Residential
- Commercial
- Industrial
- Parks and Recreation
- Institutional
- Utilities and Servicing
- Vacant

North

Scale

Metres
201 100.5 0 201 402 603 804

Map A
PRESENT LAND USE

Objectives

Policies

D.10 Land for a mobile home park may be provided on land in Blk C, Plan 2846 E.T.

D.11 The requirements for the mobile home park area and maximum density shall conform to the Smoky Lake Land Use Bylaw.

D.12 The size of the Small Holdings parcels may vary from 0.5 acre to 3.0 acres.

D.13 All roads in new residential areas should be paved.

commercial

2.2 Commercial Land Use

Goals

To encourage new uses and services to locate in Smoky Lake. To have a viable and attractive commercial area.

Objectives

A. To ensure that sufficient land at a reasonable price is available to meet future commercial needs.

B. To separate and distinguish between various commercial uses.

Policies

A.1 Council shall encourage developers to participate in Commercial development.

B.1 Council shall recognize four commercial use classifications:

(a) Primary Commercial - intensive retail and service establishments.

(b) Secondary Commercial - large land users; goods and services supplied depend more on access to vehicular than pedestrian traffic.

(c) Highway Commercial - goods and services provided intended for the travelling public.

(d) Local Commercial - small retail outlets intended to provide goods and services to local residents.

B.2 All future commercial land use districts should be established where noted on the Future Land Use Map.

B.3 Secondary Commercial uses shall have a simple and direct access to truck routes.

B.4 Existing Secondary Commercial establishments located along Wheatland Avenue and White Earth Street should be encouraged to relocate in areas designated for Secondary Commercial use in the Land Use Bylaw.

B.5 Highway Commercial uses should locate along Highway 28 and may be limited to those uses which serve the travelling public.

B.6 Local convenience stores may be permitted in new residential neighbourhoods as required.

Objectives

C. To provide and strengthen the existing central business core.

Policies

C.1 Development and expansion of the central business core, if demand warrants, should proceed as follows:

Firstly, development of vacant subdivided parcels and/or redevelopment of commercial properties and buildings located in the C1 district as noted in the Town's Land Use Bylaw map.

Secondly, development of vacant subdivided parcels and/or redevelopment of commercial and non-conforming uses located in the C2 districts (adjacent to C1 district).

Thirdly, redevelopment of residential land located in lots 10-16 inclusive in Blk 4 and lots 14-18 inclusive in Blk 5 (both Blks being within Plan 803 C.L.).

C.2 Expansion of intensive retail and service establishments from the C1 district to the C2 district should only occur when 90% of the land in the C1 district is fully developed.

C.3 Council shall support activities and programs which would contribute to the creation of more useful and attractive downtown public spaces. Such activities and programs could include:

(a) planting of trees on main streets
(b) providing bicycle stands where necessary
(c) providing benches where appropriate.

C.4 To improve the visual image of the downtown, Council should encourage owners planning property improvements to consider using building materials, textures, color, landscaping, and signs that would favourably compliment and/or enhance existing downtown architectural structures and features.

industrial

2.3 Industrial Land Use

Goals

To increase the Town's tax base and to provide employment for the local residents.

Objectives

A. To ensure the availability of suitable industrial land.

B. To establish locational criteria and design standards for industrial uses.

Policies

A.1 The Town shall encourage private developers to develop their land for industrial use.

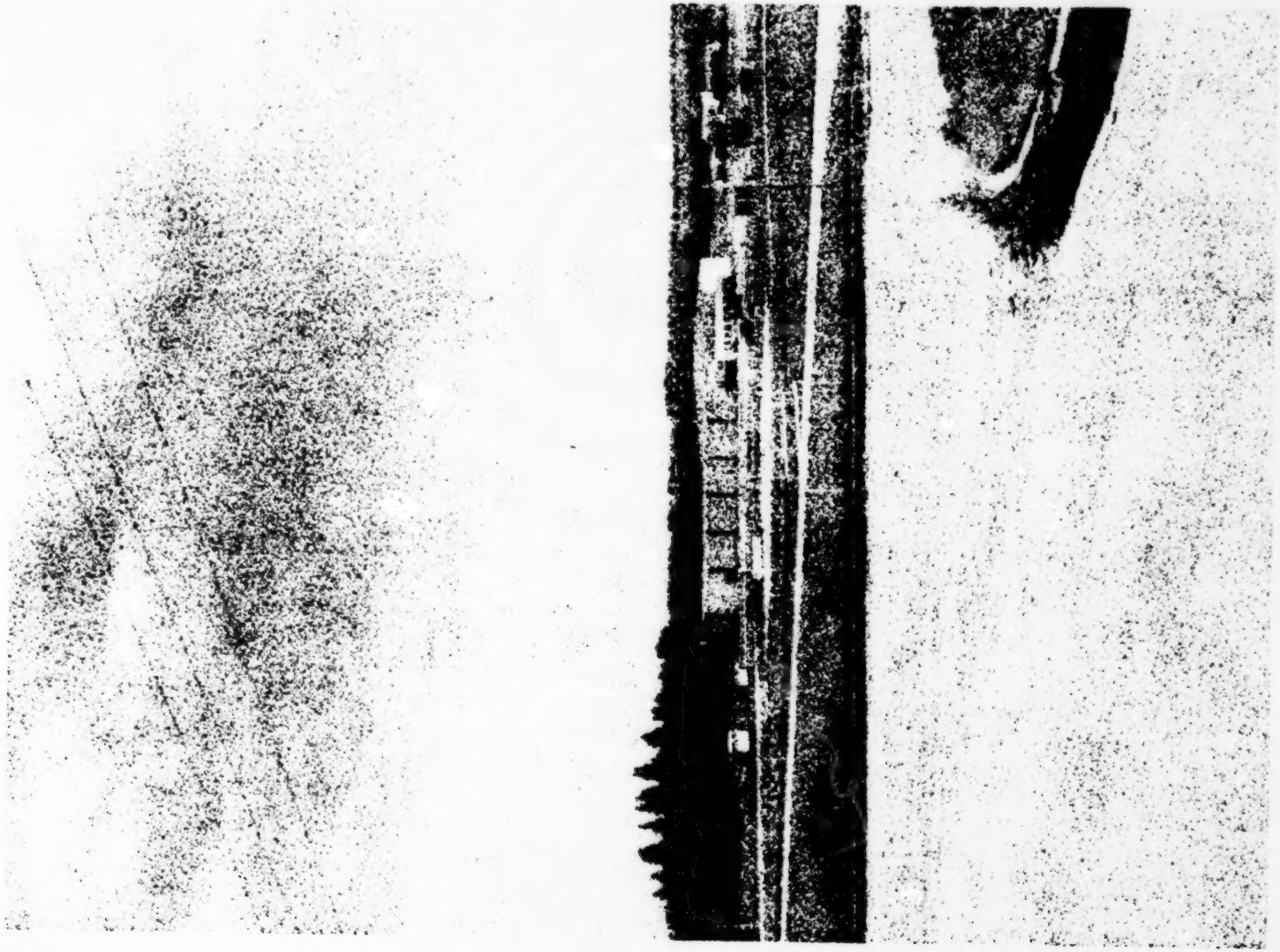
B.1 Only light industrial enterprises, including storage and warehouse type similar to those located on the CNR right-of-way, should be permitted to locate in the Town boundary.

B.2 New uses selected for establishment in industrial areas should be of such nature that their presence shall not adversely affect all other uses, both existing and proposed, in the Town.

B.3 Industrial areas should have a simple and direct access to truck routes..

B.4 Attractive appearance and a high standard of maintenance shall be required at all industrial sites.

parks and recreation



2.4 Parks and Recreation

Goals

To provide adequate recreational facilities, parks, and playgrounds to allow a variety of recreational opportunities for all age groups.

Objectives

A. To maximize the use of the existing facilities and parks, and to plan the Town's future recreational needs.

Policies

A.1 The Smoky Lake and District Recreation Board should continue to follow and implement the recommendations contained in the [1]Smoky Lake and District Recreation Board Five Year Master Plan 1985-1990 concerning facilities, programs, and administration. The Recreation Board shall refer to the General Municipal Plan for guidance in land use planning.

A.2 Service clubs shall continue to be encouraged to assist with park development.

A.3 A park should be developed for the residents on the south side of the railway right-of-way.

A.4 A campground with facilities for camping should be provided in the area north and northeast of the Agricultural Complex.

A.5 The development of land acquired through reserve allocations shall be undertaken only upon approval by Council of a detailed development plan submitted for the area concerned. Consultation with local school authorities may be required in the matter.

A.6 The Town may consider the disposal of municipal reserve to consolidate or acquire reserve land in other locations deemed more suitable, after consultation with the school board and the recreational authorities.

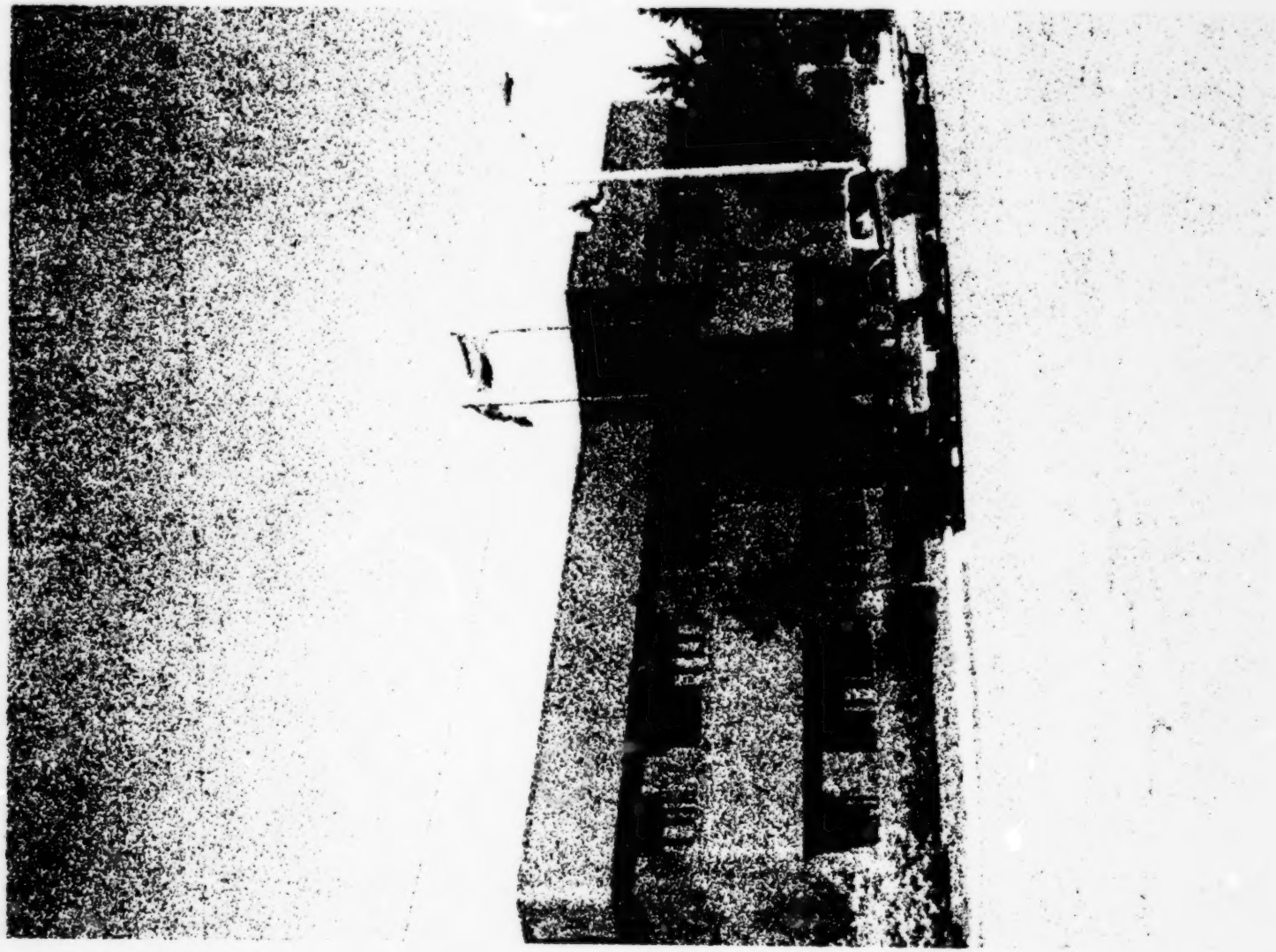
A.7 The development of additional facilities on the Town-owned 440 acre recreational area shall be developed as funds become available, and be consistent with priorities established by the Recreation Board.

A.8 The drainage course should be left in its natural state as much as possible.

A.9 Council may cooperate with interested local groups in the establishment of an airport on the 440 acre recreational area.

[1]Smoky Lake and Area Recreation Board. *The Smoky Lake and District Recreation Board Five Year Master Plan 1985-1990.* (Smoky Lake, 1985)

institutional



2.5 Institutional

Goals

To ensure the provision and efficient utilization of public and quasi-public facilities and lands.

Objectives	Policies
A. To provide adequate public and quasi-public facilities to meet the Town's needs.	A.1 Public and quasi-public building uses shall refer to: — educational facilities (e.g. schools) — community facilities (e.g. Town office) — government facilities (e.g. provincial building) — institutional facilities (e.g. churches) — medical facilities (e.g. clinics)
	A.2 Council shall investigate and make use of any Federal or Provincial assistance grants or programs for any use identified above.
	A.3 Future school sites shall be located where the Town and School Board deem appropriate.
	A.4 Council should encourage the development of a centralized medical clinic/professional building.
B. To provide proper maintenance for existing public and quasi-public facilities.	B.1 All public and quasi-public facilities shall be properly maintained.

transportation and parking

2.6 Transportation and Parking

Goals

To provide an efficient and safe street network, and to provide sufficient parking for all users.

Objectives

A. To establish a hierarchy of streets to accommodate existing and future traffic demands.

B. To improve the present parking situation in the commercial core.

Policies

A.1 A hierarchical street system should consist of:
(a) Arterials which are through routes for quick and efficient movement of traffic.
(b) Collectors that serve to connect residential areas to arterial streets.
(c) Local streets that serve to provide direct access to individual parcels and have no through traffic.

A.2 Innovation in street design is to be encouraged.

A.3 Berms or other types of sound attenuation devices should be introduced when required.

B.1 The present practice of parallel and angle parking should be maintained.

B.2 Users should be encouraged to properly use the marked parking stalls to achieve greater usage of existing parking spaces.

B.3 Trucks, one-ton size and greater, shall not be permitted to park on Wheatland Avenue and White Earth Street.

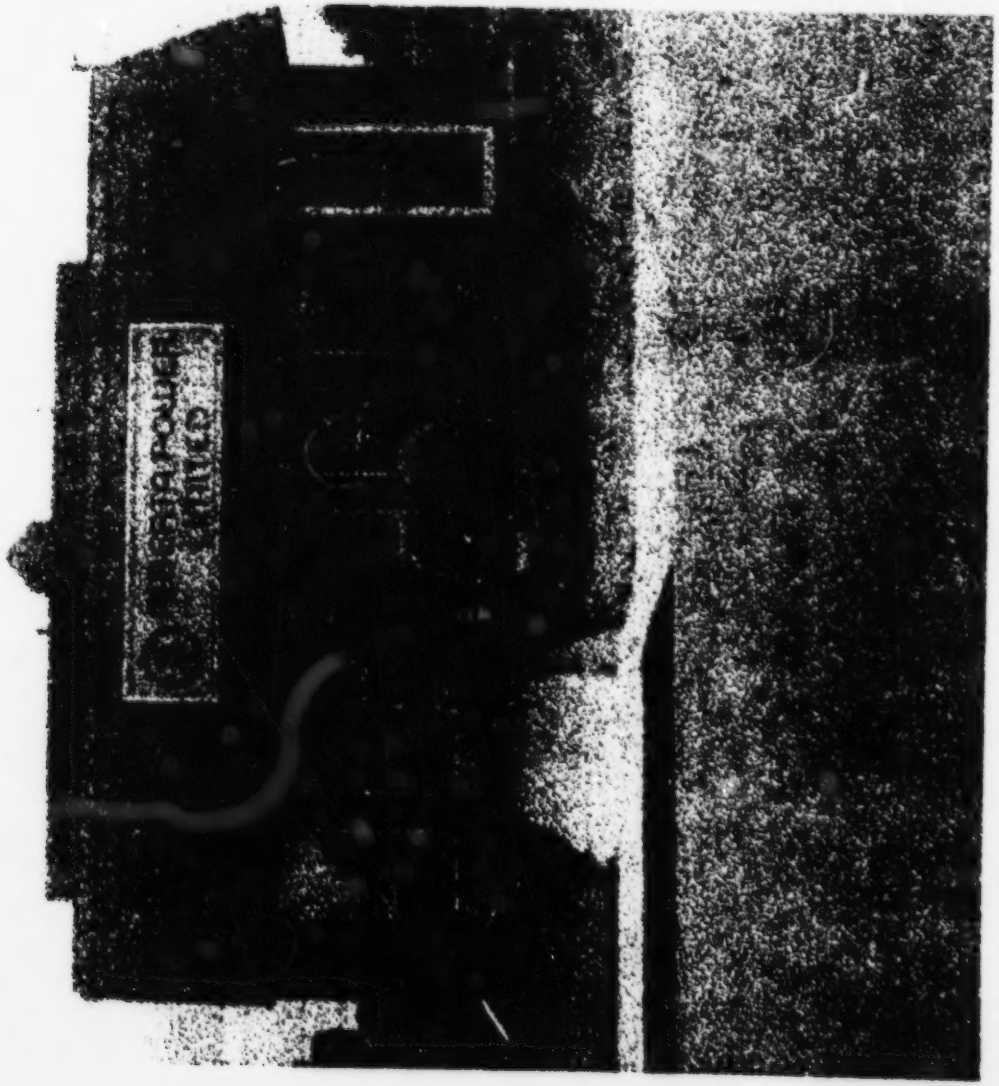
B.4 Employers and employees shall be encouraged to use alternate parking areas to allow customers better access to the Town's retail and service outlets.

B.5 The access at the junction of Highway 28 and 855 shall be phased out only when arrangements, satisfactory to Council, have been made for the routing of traffic arriving to Town from the north and the northwest (see Road Hierarchy Map).

Map B
ROAD HIERARCHY

Note: All new road locations indicated are conceptual.

utilities and servicing



2.7 Utilities and Servicing

Goals

To provide utility infrastructure and services that keep pace with the Town's growth.

Objectives

A. To ensure that the existing Town's services are adequately maintained and upgraded.

B. To ensure that the expansion of the Town's services occur in an orderly and cost-efficient manner.

C. To ensure that necessary funding is provided by the Town for any construction, upgrading, and expansion of utility services and systems; and to ensure that developers contribute their share to these costs.

Policies

A.1 The capacity of the water and sewer system shall be increased when warranted by increased population and/or usage.

A.2 The present volunteer fire force shall be maintained until a full time one is warranted.

A.3 All new service connections (power, telephone) should be underground.

A.4 Street maintenance shall be actively pursued.

B.1 Extension of the Town's water and sewage facilities to new developments should be consistent with the following criteria:

(a) extension of services through undeveloped land is expensive and should be avoided;
(b) extension of water trunk line only into areas where adequate water pressure may be maintained;
(c) extension of sewage trunk line in direction of anticipated growth; and
(d) new development shall not exceed capacity of the existing utility system.

C.1 The Town shall improve and/or expand water and sewer systems in stages to avoid financial difficulties.

C.2 The Town shall constantly seek to acquire provincial funds for major improvements to water and sewage facilities.

C.3 Developers shall be expected to provide or pay for the installation of utilities and development of roads in new subdivisions. The requirement shall be pursued with a development agreement with the Town.

C.4 Off-site levies shall be determined at the time of new development, and shall be assessed on all new developments.

C.5 Council should support the use of the Regional Landfill System.

fringe development

2.8 Fringe Development

Goals

To control the intrusion of all undesirable and/or objectionable land uses and developments on the Town's fringe.

Objectives

A. To minimize the occurance of incompatible uses on the Town's fringe.

Policies

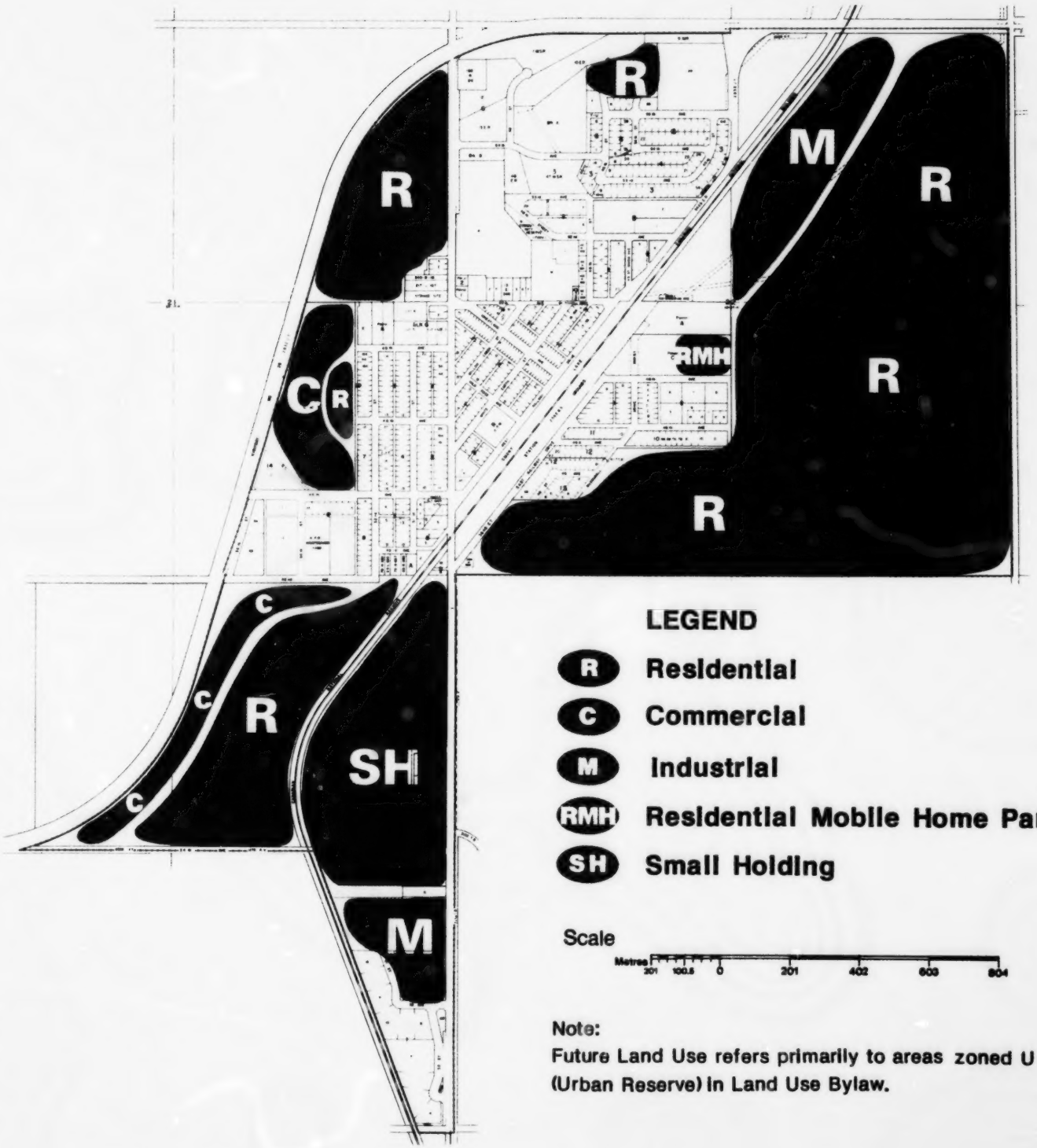
A.1 To encourage the County to restrict subdivision development in the urban fringe.

A.2 To oppose objectionable land uses, such as feed lots, which would be undesirable to the Town's residents.

A.3 To oppose land uses that could prejudice future rural to urban transitions.

historic resources

Map C
FUTURE LAND USE



LEGEND

- R — Residential
- C — Commercial
- M — Industrial
- RMH — Residential Mobile Home Park
- SH — Small Holding

Scale

Metres 201 100.5 0 201 402 603 804

Note:
Future Land Use refers primarily to areas zoned U (Urban Reserve) in Land Use Bylaw.

2.9 Historic Resources

Goals

To support efforts to preserve historic resources in the Town.

Objectives

A. To preserve locally important historic resources.

Policies

A.1 Based on Alberta Culture guidelines, Council has identified the following as pre-1925 structures which are suitable for retention/preservation.

(a) the brick municipal office;
(b) the Roman Catholic Church;
(c) the existing structure on Lot 15, Blk 3, Plan 803 C.L.;
(d) the existing structure on Lot 20, Blk 2, Plan 803 C.L.;
(e) the existing structure on Lot 5, Blk 7, Plan 803 C.L.;
(f) the existing structure on Lot 1, Blk 6, Plan 5933 H.W.; and the
(g) C.N.R. Station.

A.2 Council shall support both private and public efforts to preserve those historic resources indicated above and any others deemed worthy of preservation by the public.

A.3 Council may designate a Municipal Historic Resource if the costs associated with the designation are reasonable and the preservation of the resource has local support.

A.4 The museum should continue to be maintained by the Heritage Society.